



# THE REGIONAL PLANNING COMMISSION

County of Los Angeles

## MINUTES

Meeting Place: Room 150 Hall of Records  
320 W. Temple Street  
Los Angeles, California 90012  
Meeting Date: April 22, 2015 - Wednesday

Time: 9:00 a.m.

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### Present:

Commissioners Modugno, Valadez, Louie, Pedersen

Absent: Commissioner Pincetl

### Ex Officio Members:

Director of Public Works: Mr. Fabrizio Pachano, Senior Civil Engineer

County Counsel: Ms. Elaine Lemke, Principal Deputy  
Ms. Jill Jones, Deputy  
Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Mark Child, Deputy Director, Advance Planning Division  
Mr. Sorin Alexanian, Deputy Director, Current Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

### PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Pedersen representing the Fourth Supervisorial District.

### APPROVAL OF AGENDA

2. Motion/second by Commissioners Louie/Valadez – That the agenda for April 22, 2015 be modified in the following order: Regional Planning Commission (RPC) Items No. 6, 7, recess to Airport Land Use Commission (ALUC) Item No. 4, then adjourn ALUC and reconvene with RPC Items 8-12.

At the direction of the Chair, the agenda was approved with modifications by Commissioners Louie, Valadez, Modugno and Pedersen in favor and Commissioner Pincetl being recorded as absent.

### COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

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DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

MINUTES FOR APPROVAL

5. Motion/second by Commissioners Pedersen/Louie – That the minutes for March 4, 2015 be approved.

At the direction of the Chair, the minutes were approved with Commissioners Pedersen, Louie and Modugno in favor and Commissioner Pincetl being recorded as absent and Commissioner Valadez as abstaining.

Motion/second by Commissioners Louie/Valadez – That the minutes for March 18, 2015 be approved.

At the direction of the Chair, the minutes were approved with Commissioners Louie, Valadez, Modugno and Pedersen in favor and Commissioner Pincetl being recorded as absent.

Motion/second by Commissioners Louie/Pedersen – That the minutes for March 25, 2015 be approved.

At the direction of the Chair, the minutes were approved with Commissioners Louie, Pedersen and Valadez in favor and Commissioner Pincetl being recorded as absent and Commissioner Modugno as abstaining.

PUBLIC HEARINGS

Ordinance Studies

Project Approved

6. (Continued from 06/18/14, 07/30/14, 08/20/14, 09/17/14, & 12/10/14). Project No. R2011-00518-(1-5). Advance Planning Case No. 201100007. Technical Update to Title 22 (Planning and Zoning Code) – Countywide.

Ms. Ng presented a complete draft of the Technical Update which consisted of three points: The work completed since December 2014; the history and objectives and closing remarks. Volume I consisted of three minor, countywide provisions which include: 1) Propose to amend the Minor Conditional Use Permit (CUP) reverting the Technical Update language back to the intent of the existing code; 2) Director's Review will convert to Discretionary Site Plan Review in order to be consistent with state law, all discretionary reviews require notification which requires a minimum notification radius of 300 feet; and

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PUBLIC HEARINGS (Cont.)

Ordinance Studies

3) Signs have been clarified with language under prohibited signs to reflect that the Department regulates private property and not the public right-of-way. She indicated Volume II outlined the scope of work which involved meeting with Community Standards District (CSD) community groups who overall, were supportive of the minimal changes made for their individual CSDs and for the Technical Update, in general.

Ms. Ng indicated that Volume III consisted of two tasks: 1) to incorporate all adopted specific plans into Title 22; and 2) add an introduction and an appendix to each specific plan. Marina del Rey, Catalina, Universal, and East Los Angeles Third Street were adopted into Title 22. However, La Vina, Newhall, and Northlake were adopted separately from Title 22. These three specific plans were incorporated into the Technical Update as scanned documents.

In addition, she stated that all specific plans were placed into Chapter 22.46, the section number assigned to specific plans in the existing code, in part due to the plans were adopted by the California Coastal Commission which cannot be modified. In the future, any amended or new specific plans will be adopted in the 22.400 Chapter Series. The second task is to add an introduction and appendix for each specific plan that will allow staff to add useful information without modifying the specific plan. It will provide a term and code section number reference key.

Furthermore, Ms. Ng indicated that Title 22 was adopted in 1974 and has been amended more than 500 times. As the laws and regulations of planning and development evolved, the code became complicated and unwieldy. Some sections were obsolete and others became technical and the format did not provide for growth in Title 22. The Board of Supervisors authorized the Zoning Code Streamlining Project which went through several phases, including the Zoning Ordinance Update Program, ZOUP. In 2011 the Regional Planning Commission and the Department split ZOUP into separate projects: 1) Technical Update to Title 22; and 2) future, policy-specific updates to amend Title 22.

Lastly, she stated that the purpose of the Technical Update is to make Title 22 clear, concise and easy to use. The primary objectives are to: 1) reorganize, clarify, and simplify countywide standards and procedures; 2) combine logical information into sections, chapters, and divisions; 3) correct errors and omissions; 4) add tables and figures to illustrate complex information and add or modernize maps; 5) will not add any new uses or standards, nor incorporate policy memos. Any substantive changes will be addressed separately; as future, policy-specific updates to amend Title 22; 6) reorganize and provide minimal edits to community standards districts; and 7) incorporate specific plans that were adopted and held separate from Title 22 with no changes made.

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PUBLIC HEARINGS (Cont.)

Ordinance Studies

Mr. Durbin, Supervising Regional Planner for Ordinance Studies informed the Commission that once the Ordinance is final and adopted by the Board of Supervisors, it will have periodic updates if necessary.

Commissioner Modugno and Valadez thanked staff for making each section clear and easier to understand and ensuring that the Technical Update is concise and a comprehensive redesign of the County's plan and the zoning code.

Motion/second by Commissioners Pedersen/Louie – That the Regional Planning Commission close the public hearing and find that Project No. R2011-00518, The Technical Update to Title 22, is exempt from the California Environmental Quality Act.

Motion/second by Commissioners Pedersen/Louie – That the Regional Planning Commission adopt the Resolution and recommend that the Board of Supervisors conduct a public hearing to consider the adoption of the Technical Update to Title 22.

Community Studies – North Section

Project Approved

7. **(Continued from 03/18/15 & 04/08/15). Project No. R2014-01160-(1-5). Advance Planning Case No. 2014-00004. Renewable Energy Ordinance. This Ordinance includes proposed amendments to Title 22 (Planning and Zoning Code) to establish provisions for solar and wind energy facilities in unincorporated Los Angeles County.**

Mr. Lee presented the Renewable Energy Ordinance that amends Title 22 to establish a set of procedures and standards for review and permitting of solar and wind energy projects. These types include solar and wind projects generating energy for on-site (small-scale) or off-site (utility-scale) use as well as temporary meteorological towers.

Mr. Lee informed the Commission that the County Code currently has no regulations for utility-scale projects. The Ordinance will provide comprehensive and detailed regulations aimed at addressing specific issues raised from previous projects.

In addition, to the regulations in the Ordinance, the Conditional Use Permit (CUP) and California Environmental Quality Act (CEQA) processes will provide additional requirements to address site and context-sensitive concerns with individual development proposals.

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PUBLIC HEARINGS (Cont.)

Community Studies – North Section

Mr. Lee stated that all ground-mounted utility-scale projects will require a CUP and subject to CEQA, with necessary project specific mitigation measures applied as each development proposal is analyzed.

He indicated that the Ordinance will limit the overall development of ground-mounted utility-scale projects in the County. Though minimal permitting, the Ordinance will promote small-scale and structure-mounted projects, which reduces dependence on ground-mounted utility-scale projects. The Ordinance will direct these projects away from the County's most sensitive areas.

Secondly, the Ordinance provides extensive regulations for ground-mounted utility-scale projects, which reflect the need for careful review for environmental and community impacts. This will give the Department of Regional Planning the tools to effectively regulate these projects and provide clear expectations for applicants and the public on project outcomes.

Furthermore, he stated that ground-mounted utility-scale projects will follow a discretionary review process, which requires compliance with CEQA. The CEQA process requires detailed, site-specific environmental analysis. This would be applied to all ground-mounted utility-scale solar energy projects and all wind energy projects. The Ordinance will apply Countywide and provide the minimum requirements for these projects. The CEQA process provides for future projects a more detailed site-specific level of review that is necessary, but outside the scope of an Ordinance.

Lastly, Mr. Lee stated that the Ordinance is one of many efforts underway that supports a distributed generation model for renewable energy and acknowledges the need to address impacts associated with ground-mounted utility-scale projects.

Remote testimony was provided by ten members of the public who expressed concerns regarding the Ordinance its overall impact on their communities which included: 1) conservation of open space and natural habitats; 2) cumulative impacts from projects; 3) enforcement procedures; and 4) prohibition of utility-ground scale projects in the Antelope Valley which effect aviation safety, impacts to birds and bats, decommissioning, dust, glare, landscaping, noise, ridgelines, water use and wildlife corridors.

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PUBLIC HEARINGS (Cont.)

Community Studies – North Section

Discussion was held between staff and the Commission expressing language concerns for primarily on-site generation power and the regulations on how much you can generate on-site. County Counsel informed the Commission that the Ordinance can move forward to the Board of Supervisors and language input be provided at that time.

Motion/second by Commissioners Louie/Pedersen – That the Regional Planning Commission close the public hearing and consider the draft Environmental Impact Report (DEIR), recommend approval of the EIR, and recommend that the County Board of Supervisors hold a public hearing to consider Project No. R2014-01660-(1-5).

At the direction of the Chair, the item passed with Commissioners Louie, Pedersen, Modugno and Valadez in favor and Commissioner Pincetl being recorded as absent.

RECESS

At the direction of the Chair, the Regional Planning Commission recessed at 10:27 a.m. to the Airport Land Use Commission (ALUC) – to hear Item No. 4 - Project No. R2015-00543-(1-5) and adjourned at 10:35 a.m. to return back as Regional Planning Commission to hear the remaining Items 8-12.

Zoning Permits – East Section

Project Approved

8. **Project No. R2006-02805-(5). Applicant: Cambridge Educational Housing. 20 E. Mariposa Street. Altadena Zoned District. a. Conditional Use Permit No. 200600233. To authorize the operation and maintenance of a boarding house for international students in the C-3 (Unlimited Commercial) zone. b. Parking Permit No. 201400001. To authorize a parking reduction for a boarding house requiring 15 standard parking spaces while a total of 10 spaces are provided. c. Environmental Assessment No. 201500067. The project is categorically exempt Class 3 –New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.**

Ms. Nazar presented the staff report followed by testimony from the applicant's representative Murrie Alcorn in support of the project. Testimony was followed by Ellen Walton expressing her concerns regarding the outcome of the project including a large number of students, a review of the plans to provide adequate space and transportation means, an energy efficient facility, the number of staff members supervising students,

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PUBLIC HEARINGS (Cont.)

Zoning Permits East Section

and general concerns for rehabilitation facilities in the area not included in the staff's presentation.

Commissioner Louie asked if the exterior appearance of the Project site will remain or change. Ms. Nazar indicated that the exterior appearance of the project had not changed since it was originally established. She indicated that the Public Health, Institution and Housing Program regulate the air space for each student. Business License Division may or may not regulate the number of staff supervising students, and the Project shall fully comply with County requirements and that the applicant is working towards obtaining the related permits.

Discussion was followed between staff and the Commission in regards to the age and number of students. Condition No. 20 (d) was revised to reflect the following: The boarding house shall have a maximum of 30 students and a minimum of three staff members.

Motion/second by Commissioners Louie/Valadez – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt from CEQA and approve Conditional Use Permit No. 200600233 and Parking Permit No. 201400001 with findings and conditions and modification to Condition No. 20 (d) – as indicated above.

At the direction of the Chair, the item passed with Commissioners Louie, Valadez, Modugno and Pedersen in favor and Commissioner Pincetl being recorded as absent. The appeal period for this item ends on May 6, 2015.

Land Divisions

Action Taken as Noted

9. **Project No.R2014-01018-(1). Applicant: Watt Communities LLC. 16050 East San Bernardino Road, Covina. Irwindale Zoned District. A proposal to create a new residential condominium development of 22 detached dwelling units with an open lawn recreation area, tot lot and outdoor cooking area in the A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area) zone. The site currently contains a building used for a church, asphalt parking lot and lawn. a. Tentative Tract Map No. 072718. To create a subdivision of 1 multi-family lot with 22 detached residential condominium units on 3.29 gross (3.055 net) acres. b. Environmental Assessment No. 201400089. To consider a Mitigated Negative**

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PUBLIC HEARINGS (Cont.)

Land Divisions

**Declaration with impacts to aesthetics, air quality, biological resources, cultural resources, geology/soils, noise and mitigation compliance reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

Mr. Jones presented the staff report recommending approval of the project. Testimony was followed by Sean Leary and Efrem Joelson, the applicant's representatives in favor of the project. Sharon Matthews, a member of the public spoke in opposition of the project expressing concerns with the location of the project, aesthetics, cumulative impacts, and traffic impacts on San Bernardino Road. She indicated that property values would decrease, especially with regard to the modified setbacks, as the resulting two-story buildings would be close enough to surrounding property lines so as to violate the privacy of their back yards.

Commissioner Valadez expressed concerns on the project and requested that the applicant consider the following: 1) plant vines on the Broadmoor Avenue perimeter walls; 2) consider eliminating or mitigating the negative impact of the proposed structures on the existing residences with respect to views, shadowing, and massing; 3) consider ingress/egress directly onto San Bernardino Road; and 4) consider changing the layout to lessen impact on neighbors and increase setbacks.

Motion/second by Commissioners Valadez/Pedersen – That the item be continued to Wednesday, May 20, 2015 to allow the applicant to address the issues raised and or return to subdivision committee for a new redesign.

At the direction of the Chair, the item was continued to Wednesday, May 20, 2015.

PUBLIC COMMENT

**10. Public comment pursuant to Section 54954.3 of the Government Code.**

Ms. Lynne Plambeck, Santa Clarita Organization for Planning & the Environment (SCOPE) raised her concerns on the Hearing Examiner process for large projects and Draft EIR's being conducted out in the community. She requested that the Commission reconsider the process of draft environment impacts reports being considered by the Hearing Examiner such as Chiquita Canyon DEIR and instead have the Commission hold meetings on the Draft EIR's out in the communities where the project is proposed.



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CONTINUATION OF REPORTS

**11. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.**

There were no items Called up for Review by the Commission.

**12. Commission/Counsel/Director Reports**

Counsel

Mr. Nicchitta reported to the Commission that in 2013, the Regional Planning Commission recommended approval of Landmark Village project which was the first subdivision under the Newhall Ranch Specific Plan.

After the Board of Supervisors approved the project, it was challenged on CEQA grounds. The judge denied the writ and upheld the appeal in its entirety. The Court of Appeals favored the County position, and now we expect the petition to seek review in the Supreme Court.

Commission

**Tentative Commission Meeting Schedule – July through December 2015.**

Motion/second by Commissioners Louie/Valadez – That the Regional Planning Commission approve the Meeting Schedule – July through December 2015.

At the direction of the Chair, the item passed with Commissioners Louie, Valadez, Modugno and Pedersen in favor and Commissioner Pincetl recorded as absent.

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ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 11:43 a.m. to Wednesday, April 29, 2015.

Linda Gonzalez for ROR  
Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE

  
Pat Modugno, Chair

  
Mark Child, Deputy Director, Advance Planning Division  
RPC Item Nos. 1-7, ALUC Item Nos. 1-4

M. Glaser for S.A.  
Sorin Alexanian, Deputy Director, Current Planning Division  
Item Nos. 8-12